

WRITTEN EXPLANATION OF THE PROJECT

The primary objective of the proposed plan is to redevelop this approximately 7.08 acre light industrial property into a high quality residential community that implements the goals of the Industrial to Residential (ITR) zoning district and that facilitate the continued residential redevelopment of the Fair Oaks business park area. The proposed project will enable the conversion of a declining light industrial/commercial use area into a vital, high quality residential neighborhood. The proposed project will also facilitate the extension of the new residential projects in the neighborhood into the older, declining light industrial area and will reduce long term conflicts between light industrial/commercial uses and residential uses in this area.

The plan provides 131 single-family town home units; the proposed density of the project is 20.0 units per acre, at the lower end of the range allowed in the R-3 zoning district. The maximum number of units allowed on this property under the R-3 zoning regulations is 169 (with a density bonus for below market rate units, the maximum number of units would grow to 190). All of the proposed town homes will be owner-occupied units; 16 of the units will be below market rate (BMR) units. The market rate units will be comprised of 2 bedroom-3 bathroom, 3 bedroom-4 bathroom, and 4 bedroom-4 bathroom units 2 car garage homes (ranging in size from approximately 1,400 square feet to approximately 1,640 square feet) and are expected to sell in the high \$500,000 to mid \$600,000 range. The proposed project incorporates California Mediterranean architecture.

The site plan for the proposed community is designed to create an attractive streetscape and to take advantage of the mature trees which align the public rights of way on East Weddell Drive and Kiel Court. The 131 units are arrayed in 27 buildings; containing from 3 to 6 units. The buildings are organized in a series of pairs, with each pair of buildings oriented to a central pedestrian mews or paseo. The buildings are sited to create an edge for the 5.3 acre City-owned property to the north of the subject property. This site is designated as a park site and is expected to serve as the primary open and recreation space for the Fair Oaks ITR area. In addition, the buildings are sited to create vistas from the street through the project and on into the future park area. The site plan is also designed so that the new units either "side" on or "turn their back" on the existing remainder light industrial/commercial parcels. The proposed project provides both total open space and usable open space that substantially exceeds the minimum standards of the R-3 zoning district.

The proposed project is generally in conformance with the R-3 zoning district standards. The only known deviations from those standards pertain to building height; the proposed buildings are 3 stories and approximately 35 feet in height, whereas the maximum height under the district standards is 2 stories and 30 feet. Virtually all of the new developments that have been approved in R-3 zones over the last decade have been 3 story projects over 30 feet in height. Finally, in addition to meeting the onsite parking requirement, off-site, on-street parking is considered in the evaluation of guest parking, adding to the total the number of guest parking spaces.